

PROTECTIVE COVENANTS APPLICABLE
 TO PROPERTY OF HAROLD C. GIBSON,
 OAKVIEW DRIVE, GREENVILLE, SOUTH CAROLINA

JAN 31 2 56 PM 1950

GREENVILLE CO. S.C.
 REC'D

I. THE PROTECTIVE COVENANTS HEREINAFTER set forth shall pertain to all that certain tract of land in the City of Greenville, Greenville Township, Greenville County, State of South Carolina, being shown on a plat of the property of Harold C. Gibson, recorded in the R.M.C. Office for Greenville County in Plat Book "X" at page 73, as Lots #1 through #14, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Oakview Drive at the eastern corner of Lot #1 and running thence N. 47-33 W. 173.0 feet; thence S. 21-23 W. 505.7 feet to an iron pin on the south side of an unnamed public alley; thence S. 37-48 E. 309.1 feet; thence S. 78-48 E. 63.1 feet; thence N. 37-56 E. 369.8 feet; thence N. 52-04 W. 150.0 feet; thence N. 37-56 E. 102.0 feet; thence N. 52-04 W. 15.0 feet; thence N. 37-56 E. 67.0 feet; thence N. 33-52 W. 125.9 feet; thence S. 37-56 W. 62.0 feet; thence N. 47-33 W. 40.0 feet across said Oakview Drive to the point of beginning.

II. LAND USE AND BUILDING TYPE. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

III. ARCHITECTURAL CONTROL. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed, or altered on any lot nearer to any street than the minimum building set back line unless similarly approved.

IV. DWELLING COST, QUALITY, AND SIZE. No dwelling shall be permitted on any lot at a cost of less than \$7,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor of the main structure, exclusive of one-story open porches and garages, shall be not less than 900 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.

V. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 25 feet to the front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than ten per cent of the width of the lot to any side lot